

DONALD HAWKES

of Waterville, Kennebec County, State of Maine
(being unmarried) for consideration paid,

grants to JIM F. LeCLAIR and CAROL E. LeCLAIR

015537

of Waterville, Kennebec County, State of Maine
with marriage certificate, as joint tenants, the land in Waterville, Kennebec
County, State of Maine, bounded and described, to wit:

TRANSFER
TAX
PAID

Starting at the intersection of the northerly line of Abbott
Street with the westerly line of May Street; thence to the
north along the westerly line of May Street a distance of 95
feet to a point; thence to the west, at right angles, a
distance of 60 feet; thence to the south, at right angles, a
distance of 95 feet to the northerly line of Abbott Street;
thence to the east along the northerly line of Abbott Street
a distance of 60 feet to the point of beginning.

This conveyance is subject to the following restrictions,
which are to run with the land, to wit:

No building other than a private dwelling house for not over
two-family occupancy, together with private garage for use by
occupants of house, shall be erected upon said premises. No
Part of any building shall be placed nearer than twenty (20)
feet from the line of any street, provided, however, that
porticoes projecting not over three feet, steps and windows
are to be allowed on said reserved space. No double-decked
porches may be built on any house. Said dwelling house and
garage shall cost not less than seventy-five hundred dollars
(\$7,500.00). The garage, unless built as part of the house,
shall be set back at least sixty (60) feet from the line of
the street. No animals of any kind shall be kept on the
premises excepting, however, household pets. No dwelling
house shall be erected on any lot having less than fifty feet
frontage on the street.

Being the same premises conveyed to Donald Hawkes, and Emily
Hawkes, as joint tenants, by deed of Mary Lou Holland (widow)
of Rutland, Vermont, said deed dated January 29, 1964 and
recorded in the Kennebec Registry of Deeds, Book 1329, Page
114. The said Emily Hawkes is deceased, and the said Donald
Hawkes is the surviving joint tenant.

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[Faint mirrored text from reverse side]

Witness my hand and seal this

14th

day of

July

1989

[Signature of Donald Hawkes]

[Signature of Donald Hawkes]
Donald Hawkes

The State of Maine

Kennebec

ss.

July

1989

Then personally appeared the above named

Donald Hawkes

and acknowledged the foregoing instrument to be

his

free act and deed,

DAVID R. BUTLER

Before me,

[Signature of David R. Butler]

1220 MY COMMISSION EXPIRES:

JUNE 21, 1993

Justice of the Peace - Attorney at Law - Notary Public

DAVID R. BUTLER, ESQ.



100 JUL 20 AM 9:00